

TO: JAMES L. APP, CITY MANAGER
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: INTERIM SPACE FOR BUSINESSES DISPLACED BY THE
DECEMBER 22, 2003 EARTHQUAKE
DATE: FEBRUARY 3, 2004

Needs: For the City Council to consider a report regarding the demand for interim space to serve businesses displaced by the earthquake of December 22, 2003.

Facts:

1. The December 22, 2003 earthquake inflicted significant damage to a number of structures in Downtown Paso Robles.
2. Attached is the latest "red tag" list of structures that cannot be occupied as of this date. Also attached is the latest list of "yellow tag" buildings that can have limited occupancy.
3. The number of structures that cannot be safely occupied has been reduced since December 22, 2003.
4. Anticipating that there may be a need for interim space to operate businesses, contact was made with Santa Cruz and Fillmore, communities that have had past experience with earthquake damage and displaced businesses. In both instances, the communities experienced damage more severe than in Paso Robles.
5. Information was also gathered from the State Main Street office and also from various vendors who could supply interim space for business operations.
6. Within the last three weeks, a survey was taken, seeking to quantify the extent of demand for interim space. A copy of the survey results is attached.

Analysis
and

Conclusion: Based on advice from the State Main Street program, it is very important to maintain the cohesiveness of the downtown business community. Keeping displaced businesses downtown benefits the remaining businesses, as well as the customers.

In follow-up to the December 22, 2003 earthquake, a number of businesses were temporarily displaced and have since been able to reoccupy their former buildings.

With the exception of two major structures (the Blackburn/Clock Tower and the Marlow/Camera Corner Buildings), it may be feasible to repair most of the balance of the commercial buildings in the foreseeable future.

Since the attached survey of space needs was conducted, at least two of the listed businesses have found interim space or are in the process of negotiating arrangements.

There are also some indications that additional business space may be created by one or more large space users moving out of the downtown, leaving room for smaller retailers.

Based on the most recent information received, it would not appear necessary to have the City step in and provide interim space for businesses. If, however, the City Council receives information that is inconsistent with this conclusion, staff would be prepared to present interim space options for Council consideration.

Policy

Reference: City Council responses to the December 22, 2003 earthquake.

Fiscal

Impact: None, unless the City Council wishes to pursue providing interim space. If the City becomes involved in providing interim space, costs would be directly proportionate to the size of facilities provided. Initial indications are that the City could not obtain Federal Emergency Management Agency (FEMA) reimbursement, but CDBG funds could be utilized for this purpose.

Options:

- a. That the City Council receive and file this report.
- b. Amend, modify or reject the foregoing option.

DOWNTOWN INTERIM SPACE NEEDS

Business	Need Interim Space	Found Interim Space?	Return to Downtown when Feasible?	Square ft Needed	Time needed for interim space	Special Needs
Olga's Hair 741 12th Street 227-0892	Yes	No	Yes	100	Until Bldg. Is ready	Spec. Plumbing, Elec.
House of Bread 807 12th Street 459-2620 238-0622 MARRAMBIDE@tcsn.net	Yes	No	Yes	1750	?	Hot Water; 3 Phase Elec; 1.5 in. gas main; food prep & serving areas to Health Dept. Standards
Au Bon Marche 811 12th Street 239-2909 467-3161	Yes	No	Yes	Not Sure; will manage with anything	Not Sure	Water/elec.
Hunt & Assocs. 819 12th Street 239-8863 CmattHEWS@HuntLaw.com	Yes	Yes	Yes		3-6 mos.	Internet & Fax access
Bridge's Gun Shop 1319 Spring Street 712-2377 712-8568	Yes	No	Yes	2500 to 3500	Approx 6 mos.	Storage
The Blenders 1215 Park Street 238-5678 cell 550-3859	Yes	No	Yes	1000	?	Street level a must
Rose in the Woods 1227 Park Street 237-0309	Yes	No	Yes	800-1000	6 mos.	
Rose in the Woods 1220 Park Street 610-5514 JDREED@aol.com	Yes	No	Yes	1000	?	Access to old location

DOWNTOWN INTERIM SPACE NEEDS

Business	Need Interim Space	Found Interim Space?	Return to Downtown when Feasible?	Square ft Needed	Time needed for interim space	Special Needs
Awfully Civilized 1311 Park Street 237-9912 BritsattheGrid.net	Yes	No	Yes	1000	1-3 mos.	large enough doors to move furniture through
Cupid's Hot Dogs 625 12th Street 472-2400	Yes	No	Yes	20 x 25 space for trailer	6-9 mos.	spec. pumbing; elec.
Roy and O'Conner 617 12th Street 238-3940	Yes	Yes; 1106 Vine St., st. B	Yes	none	1-3 mos.	
Blueprinter hm 227-6260 cell 674-0925 KEEBLERELVES@CHARTER.NET	?	Original location?	Yes			
Brewed Behavior 739 12th Street 541-5114		No				
Pan Jewelers 801 12th Street 238-2231 PANJEWELERS@TCSN.NET			Yes			
Dep of Corrections 728 13th Street	No					
Car Quest Auto 1130 Pine Street 238-1020	No		Yes			
Bistro Laurent 1202 Pine Street	No		?			
Adam Fairbrom 610-1447	No	Yes	Yes			
Kinmant & Curry 1227 Park Street 434-3943	No	Yes, Home	Yes			Conference Room
Chamber	No	Yes, 538 12th	Yes - 1/16/04			

DOWNTOWN INTERIM SPACE NEEDS

Business	Need Interim Space	Found Interim Space?	Return to Downtown when Feasible?	Square ft Needed	Time needed for interim space	Special Needs
Units A & B 1225 Park Street 238-0506		Street				
Kahuna's 817 12th Street 772-5468 441-4720	No	Yes, 2240 Spring Street				
13th Home and Garden 1301 Park Street 239-2250						
Ali's Persian Rugs 1245 Park Street	No		Yes			
Gigi's Hair 1211 Park Street 238-7653	No	Yes, Park Ave. Salon	Yes			
Jordan Engineering 1317 Spring Street	No, Closing					
Hailey J. 838 12th Street 238-2383						
Antique Emporium 1307 Park Street						
Real Estate Lenders 630 10th Street						
Rustic Furniture 1238 Pine Street						
Hair Merchants 1229 Park Street						
Coutilde French Antiques 1237 Park Street						
Circa/Digital West 1209 Park Street						

DOWNTOWN INTERIM SPACE NEEDS

Business	Need Interim Space	Found Interim Space?	Return to Downtown when When Feasible?	Square ft Needed	Time needed for interim space	Special Needs
American Karate 1315 Spring Street						